

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building – 517 Gold Avenue SW
 Building No.: NM0024ZZ
 Location: Albuquerque, New Mexico

Number: 310.2 – Interior Finishes

Title: Public Area Remodel – First Floor Lobby and Corridors

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Door/Glazing Frame Demolition	480 (44.6)	SF (SM)	\$1.50	\$720
Ceiling System Demolition	3600 (334.5)	SF (SM)	\$4	\$14,400
Cleanup and Temporary Work		LS		\$3,000
New Construction				
Entry Door System	480 (44.6)	SF (SM)	\$35	\$16,800
Ceiling System	3600 (334.5)	SF (SM)	\$3	\$10,800
Floor Cleaning	1600 (148.6)	SF (SM)	\$2	\$3,200
New Lighting	3600 (334.5)	SF (SM)	\$3	\$10,800
New Sprinkler System	3600 (334.5)	SF (SM)	\$1.50	\$5,400
New HVAC	3600 (334.5)	SF (SM)	\$4	\$14,400
New Wall Paint	6400 (594.6)	SF (SM)	\$0.40	\$2,560
Subtotal				\$82,080
Mark-Up – 15% Contingency				\$12,312
Mark-Up – 18% Overhead and Profit				\$14,774
N.M. Gross Receipts Tax at 5.8125%				\$6,345
Total E.C.C.				\$115,512
Total E.C.C. (rounded)				\$116,000

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years

Number: 310.3 - Interior Finishes

Title: Public Area Remodel - Eight Floor Lobbies, Corridors and Two Stairwells

Cost: FY 94: \$610,000 FY 98: \$855,000

DESCRIPTION:

The existing secondary elevator lobbies and public corridors (basement, floors 2 through 8) vary from floor to floor in appearance. The elevator lobbies provide a first impression to new tenants and visitors. The lobbies function as a space to become oriented to find a tenant location on the floor.

Lobbies' plain, dated finishes which include carpet, paint and suspended ceiling tile show wear and age and need to be replaced. This will include new ceilings with different heights and new cove lighting. The existing stairwells need improved lighting and new brighter paint.

JUSTIFICATION:

As part of modernization of facility; replace and upgrade finishes to give a first impression to visitors and tenants and to remain competitive.

ASSOCIATED WORK ITEMS:

The first floor lobbies and corridors are covered under Work Item 310.2.

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Typical Lobby Above First Floor

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Typical Exit Stair

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Title: Public Area Remodel – Eight Floor Lobbies, Corridors and Two Stairwells

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Carpet Demolition	21000 (1,951.0)	SF (SM)	\$0.50	\$10,500
Ceiling System Demolition	21000 (1,951.0)	SF (SM)	\$4.00	\$84,000
New Construction				
Carpet	2300 (1,923.1)	SY (M2)	\$24	\$55,200
Ceiling System	21000 (1,951.0)	SF (SM)	\$3	\$63,000
Wall Covering at Lobby	8800 (817.5)	SF (SM)	\$3	\$26,400
Wall Paint at Stairs	12600 (1,170.6)	SF (SM)	\$0.40	\$5,040
Lighting	21000 (1,951.0)	SF (SM)	\$3	\$63,000
Sprinkler System	21000 (1,951.0)	SF (SM)	\$1.50	\$31,500
HVAC	21000 (1,951.0)	SF (SM)	\$4	\$84,000
Wall Paint at Corridors	25600 (2,378.3)	SF (SM)	\$0.40	\$10,240
Subtotal				\$432,880
Mark-Up – 15% Contingency				\$64,932
Mark-Up – 18% Overhead and Profit				\$77,918
N.M. Gross Receipts Tax at 5.8125%				\$33,464
Total E.C.C.				\$609,195
Total E.C.C. (rounded)				\$610,000

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Building Name: Federal Building - 517 Gold Avenue SW
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Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years ____

Number: 310.4 - Interior Finishes

Title: Remove and Replace Ceiling System at Sixth Floor

Cost: FY 94: \$127,000 FY 98: \$173,000

DESCRIPTION:

The existing ceiling system at the sixth floor is 1 x 1 acoustical tile glued to a suspended plaster ceiling. The existing ceiling system is old in appearance and prevents access to utilities above the ceiling. All other floors have new 2 x 4, 2 x 2 acoustical suspended ceiling systems. This remaining sixth floor ceiling will require replacement with new 2 x 2 suspended acoustical ceiling when new mechanical ductwork configurations are installed and structural upgrade is accomplished.

JUSTIFICATION:

Sixth floor ceiling system replacement will be required for the structural upgrade of columns and column caps for installation of new ductwork and lighting. The new ceiling will be attractive and allow access to above ceiling utilities.

ASSOCIATED WORK ITEMS:

Refer to Work Item 515.1 for HVAC.

Refer to Work Item 410.2 for fire sprinklers and Work Item 410.3 for new lighting.

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Building Name: Federal Building - 517 Gold Avenue SW
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Number: 310.4 - Interior Finishes

Title: Remove and Replace Ceiling System at Sixth Floor



Sixth Floor Ceiling

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Location: Albuquerque, New Mexico

Number: 310.4 – Interior Finishes

Title: Remove and Replace Ceiling System at Sixth Floor

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Ceiling System Demolition	24000 (2,229.7)	SF (SM)	\$2	\$36,000
New Construction Ceiling System 2x2 Tile with Grid	24000 (2,229.7)	SF (SM)	\$2.25	\$54,000
Subtotal				\$90,000
Mark-Up – 15% Contingency				\$13,500
Mark-Up – 18% Overhead and Profit				\$16,200
N.M. Gross Receipts Tax at 5.8125%				\$6,958
Total E.C.C.				\$126,658
Total E.C.C. (rounded)				\$127,000

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Building Name: Federal Building - 517 Gold Avenue SW
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Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years ____

Number: 310.5 - Interior Finishes

Title: Remove and Replace Ceiling System at Floors 1, 2, 3, 4, 5, 7, 8 and Basement

Cost: FY 94: \$721,000 FY 98: \$982,000

DESCRIPTION:

The existing ceiling system at these floors are two systems. The exposed lower system is a suspended tile with grid and above this system is an older suspended plaster ceiling. Ceiling system removal is required for structural upgrade of columns and to install new HVAC systems at all floors. The HVAC system is required for floor plan flexibility and reduction of energy consumption. See Work Items #515 - for scope of HVAC work. After HVAC removals and new HVAC installation, the new ceiling system may be installed. The existing lights will be retrofitted and reused.

JUSTIFICATION:

Ceiling system replacement is required to accommodate structural repairs and new HVAC system installation at all floors.

This does not include lobbies which are covered in Work Items 310.2 and 310.3.

ASSOCIATED WORK ITEMS:

Refer to Work Item 469.1 retrofit of existing lighting.

Refer to Work Item 471.1 for fire sprinklers.

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Location: Albuquerque, New Mexico

Number: 310.5 - Interior Finishes

Title: Remove and Replace Ceiling System at Floors 1, 2, 3, 4, 5, 7, 8 and Basement



Existing Ceiling System